

THE BLUE BOOK

A REFERENCE MANUAL OF NEVADA LAW GOVERNING
DESIGN FOR THE CONSTRUCTION INDUSTRY

FOR:

Building officials, design professionals, contractors and the public

DEVELOPED BY:

Nevada State Board of Architecture, Interior Design and Residential Design

Nevada State Board of Professional Engineers and Land Surveyors

Nevada State Board of Landscape Architecture

Nevada State Contractors Board

Nevada State Fire Marshal

Nevada State Public Works Board

Nevada Organization of Building Officials



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This publication is designed to provide information in a highly summarized manner with regard to the subject matter covered. It is provided with the understanding that the publisher is not engaged in rendering legal, technical or other professional services. If legal or other expert assistance is required, the service of competent professionals should be retained.

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INTRODUCTION

This manual has been jointly published by the State Board of Architecture, Interior Design and Residential Design, State Board of Professional Engineers and Land Surveyors, State Board of Landscape Architecture, State Contractors Board, State Fire Marshal, State Public Works Board and the Nevada Organization of Building Officials, to assist building officials, registrants, licensees and the public in understanding the laws governing design and construction in the state of Nevada.

This manual is a guideline intended as a source of basic information and does not attempt to address all questions concerning design and construction. Items have been taken from the Nevada Revised Statutes (NRS), Nevada Administrative Codes (NAC), building codes, county ordinances, board policies and recommended minimum practices and standards.

The last section of this manual addresses the questions most often asked about the subject matter contained in this publication. Since requirements may vary from jurisdiction to jurisdiction, it is recommended that the local building official or appropriate licensing board be contacted with specific questions.

PURPOSE

The purpose of this manual is to provide building officials, design and construction professionals and the general public with a summary and guide to key elements of the statutes, regulations and policies governing the construction industry in the state of Nevada.

The regulatory bodies responsible for assembling this manual protect the public by assuring their registrants and licensees are qualified to competently provide professional design or construction services in their respective disciplines. The primary purpose and principal focus of regulatory bodies is the protection and benefit of the public. As mandated by the Nevada State Legislature, the regulatory bodies protect the public by setting and assessing minimum educational, examination and experience requirements for initial entry into a profession. The regulatory bodies also enforce laws and regulations to rid the professions of incompetent and unethical practitioners.

The regulatory bodies have a further responsibility to halt unlicensed activity. The regulatory bodies possess the authority to investigate alleged violations of their respective statutes and regulations, and to either discipline or prosecute violators accordingly.

Building officials protect the public by enforcing building code requirements. Through the plans examination and inspection process, building officials ensure compliance with building codes, local codes and ordinances. Building officials have the authority to reject documents as submitted and to withhold permits.

Building officials rely on the state regulatory bodies to assure their registrants and licensees are competent to practice. In turn, the regulatory bodies rely on building officials to assure only properly registered professionals and licensed contractors engage in practice, exempt individuals limit work to that specifically allowed by statute, and unregistered or unlicensed individuals or businesses are not engaging in illegal practice or contracting activities.

DEFINITIONS

The Nevada Revised Statutes (NRS) define the practice of architecture, registered interior design, residential design, professional engineering, land surveying, landscape architecture and contractors as follows:

NRS 623: ARCHITECTURE

623.023 “Practice of architecture” defined.

The “practice of architecture” consists of holding out to the public and rendering or offering to render, services embracing the scientific, esthetic and orderly coordination of processes which enter into the production of a completed structure which has as its principal purpose human habitation or occupancy, or the utilization of space within and surrounding the structure, performed through the medium of plans, specifications, administration of construction, preliminary studies, consultations, evaluations, investigations, contract documents and advice and direction.

NRS 623: REGISTERED INTERIOR DESIGN

623.0225 “Practice as a registered interior designer” defined.

The “practice as a registered interior designer” means the rendering, by a person registered pursuant to subsection 2 of NRS 623.180, of services to enhance the quality and function of an interior area of a structure designed for human habitation or occupancy. The term includes:

1. An analysis of:
 - a. A client's needs and goals for an interior area of a structure designed for human habitation or occupancy; and
 - b. The requirements for safety relating to that area;
2. The formulation of preliminary designs for an interior area designed for human habitation or occupancy that are appropriate, functional and esthetic;
3. The development and presentation of final designs that are appropriate for the alteration or construction of an interior area of a structure designed for human habitation or occupancy;

4. The preparation of contract documents for the alteration or construction of an interior area of a structure designed for human habitation or occupancy, including specifications for partitions, materials, finishes, furniture, fixtures and equipment;
5. The collaboration in the completion of a project for the alteration or construction of an interior area of a structure designed for human habitation or occupancy with professional engineers or architects registered pursuant to the provisions of Title 54 of NRS;
6. The preparation and administration of bids or contracts as the agent of a client; and
7. The review and evaluation of problems relating to the design of a project for the alteration or construction of an area designed for human habitation or occupancy during the alteration or construction and upon completion of the alteration or construction.

NRS 623: RESIDENTIAL DESIGN

623.025 "Practice of residential design" defined.

The "practice of residential design" consists of rendering services embracing the scientific, esthetic or orderly coordination of processes which enter into the production of a completed single-family dwelling unit; or multifamily dwelling structure that does not exceed two stories in height and is composed of not more than four units in that structure; and the use of space within and surrounding the unit or structure, performed through the medium of plans, specifications, administration of construction, preliminary studies, consultations, evaluations, investigations, contract documents and advice and direction.

NRS 625: PROFESSIONAL ENGINEERING

625.050 "Practice of professional engineering" defined.

1. The "practice of professional engineering" includes, but is not limited to:
 - a. Any professional service which involves the application of engineering principles and data, such as surveying, consultation, investigation, evaluation, planning and design, or responsible supervision of construction or operation in connection with any public or private utility, structure, building, machine, equipment, process, work or project, wherein the public welfare or the safeguarding of life, health or property is concerned or involved.

- b. Such other services as are necessary to the planning, progress and completion of any engineering project or to the performance of any engineering service.

NRS 625: PROFESSIONAL LAND SURVEYOR

625.040 “Practice of professional land surveyor” defined:

1. A person who, in a private or public capacity, does or offers to do any one or more of the following practices land surveying:
 - a. Locates, relocates, establishes, reestablishes or retraces any property line or boundary of any tract of land or any road, right of way, easement, alignment or elevation of any of the fixed works embraced within the practice of professional engineering as described in NRS 625.050.
 - b. Makes any survey for the subdivision or resubdivision of any tract of land.
 - c. Determines, by the use of the principles of land surveying, the position for any monument or reference point which marks a property line, boundary or corner, or sets, resets or replaces any such monument or reference point.
 - d. Determines the configuration or contour of the earth's surface or the position of fixed objects thereon by measuring lines and angles and applying the principles of trigonometry.
 - e. Geodetic or cadastral surveying.
 - f. Municipal and topographic surveying.
 - g. Determines the information shown or to be shown on any map or document prepared or furnished in connection with any one or more of the functions described in paragraphs (a) to (f), inclusive, in this subsection.

NRS 623A: LANDSCAPE ARCHITECTURE

623A.060 “Practice of landscape architecture” defined.

The “practice of landscape architecture” means to provide or hold professional services out to the public, including, without limitation, services for consultation, investigation, reconnaissance, research, planning, design, preparation of drawings and specifications, and supervision, if the dominant purpose of the services is for the:

1. Preservation, enhancement or determination of proper land uses, natural land features, ground cover and planting, naturalistic and esthetic values, natural drainage and the settings and approaches to buildings, structures, facilities and other improvements; and
2. Consideration and determination of issues of the land relating to erosion, wear and tear, lighting characteristics, and design of landscape irrigation, lighting and grading.

The term includes the location and arrangement of such tangible objects, structures and features as are incidental and necessary to that dominant purpose, but does not include the design of structures or facilities with separate and self-contained purpose for habitation or industry whose design is normally included in the practice of architecture or professional engineering.

NRS 624: CONTRACTORS

624.020 “Contractor” defined.

1. A contractor is any person, except a registered architect or a licensed professional engineer, acting solely in his professional capacity, who in any capacity other than as the employee of another with wages as the sole compensation, undertakes to, offers to undertake to, purports to have the capacity to undertake to, or submits a bid to, or does himself or by or through others, construct, alter, repair, add to, subtract from, improve, move, wreck or demolish any building, highway, road, railroad, excavation or other structure, project, development or improvement, or to do any part thereof, including the erection of scaffolding or other structures or works in connection therewith. Evidence of the securing of any permit from a governmental agency or the employment of any person on a construction project must be accepted by the board or any court of this state as prima facie evidence that the person securing that permit or employing any person on a construction project is acting in the capacity of a contractor pursuant to the provisions of this chapter.
2. A contractor includes a subcontractor or specialty contractor, but does not include anyone who merely furnishes materials or supplies without fabricating them into, or consuming them in the performance of, the work of a contractor.
3. A contractor includes a construction manager who performs management and counseling services on a construction project for a professional fee.

PRINCIPAL DESIGN PROFESSIONAL

A principal design professional may be required for any multi-disciplinary project submitted to the building official (e.g.: architectural, landscape architectural, civil, structural, mechanical, electrical, etc.). The building official may accept an alternate point of contact, depending upon the size and complexity of the project. The principal design professional is charged with the responsibility of coordinating each and every aspect of the design package. The principal design professional must be a Nevada registered architect, licensed engineer, registered landscape architect, registered interior designer or registered residential designer, and must have the authority to coordinate all required design disciplines. In addition, the principal design professional must perform his role in strict accordance with the statutory provision governing his discipline. The principal design professional's role includes the following:

1. Acts as point of contact for the project team during the design phase to ensure dialogue among all participants, including owners, contractors, developers, engineers, architects, registered interior designers, residential designers, landscape architects, government bodies and building officials.
2. Ensures that all elements of the submittal to the building official are compatible, coordinated and provide a logical and comprehensive document.
3. Verifies that all elements of the design submitted are complete, and that all requirements for calculations and specifications are complete and accurately delineated on plans and related documents.
4. Acts as point of contact with the building official during the governmental review process and is responsible for filing proper applications for plans and permit approval. Provides for timely response to questions, corrections or requests for additional information on any element of the design package.
5. Acts as point of contact for the design team following permit issuance and responds to any changes, clarifications or additional information that may be required from members of the design team to owners, developers, contractors or building officials.

ROLES OF DESIGN AND CONSTRUCTION PROFESSIONALS

The following descriptions of roles are not exclusive, nor are they intended to unduly restrict the practice of the professional who is properly registered or licensed in the state of Nevada and is practicing within the laws and regulations governing his profession or industry.

The Nevada Revised Statutes recognize that certain areas of expertise are common to registrants or licensees of more than one of the boards that participated in the drafting of this manual. That recognition takes the form of the following specific exemptions:

1. Architects registered under the laws of the state of Nevada are exempt from the provisions of NRS 623A (Landscape Architects) and NRS 625 (Professional Engineers and Land Surveyors). Refer to NRS 623A.070(1)(b) and 625.500.
2. Contractors licensed under the laws of the state of Nevada are exempt from certain provisions of NRS 623 (Architects, Registered Interior Designers and Residential Designers) and NRS 623A (Landscape Architects), if they provide their own drawings for their own construction activities and meet the requirements set forth by the building official. Refer to NRS 623.330(1)(d) and 623A.070(1)(c).
3. Professional engineers licensed under the laws of the state of Nevada are exempt from the provisions of NRS 623 (Architects, Registered Interior Designers and Residential Designers) if they are licensed to design buildings under the provisions of NRS 625. Nevada licensed civil engineers are exempt from the provisions of NRS 623A (Landscape Architects). Refer to NRS 623.330(1)(c) and 623A.070(1)(d).

Licensees and registered individuals practicing pursuant to any of the above exemptions must provide professional services at the same level of competence as a professional specifically licensed to practice in that area of expertise. Additionally, drawings and contract documents must meet prescribed standards, as determined by the building official.

ARCHITECTS

Architects must be concerned with the basic concepts of the full spectrum of design considerations when developing a building project. Architects develop a comprehensive package of design and construction documents, taking all aspects of the project into account and coordinating various elements prepared by other design team members. Architects:

1. Perform site layout services (e.g.: parking, zoning setbacks, landscaping, building layout, site evaluation, layout and development, curbs, gutters, sidewalks, streets, grading, utilities, access layouts, traffic and parking plans, etc.).
2. Are concerned with esthetics and building design, including structural, mechanical, electrical and fire protection systems.
3. Determine building classification (e.g.: code analysis, occupancy, type of construction, etc.).
4. Are concerned with building exiting and life safety considerations (e.g.: stairways, exit width, travel distances, corridors, requirements for sprinklers, fire ratings, fire walls, separations, fire alarms, smoke control, etc.).
5. Perform programming, interior space planning and design.
6. Select finish materials, both interior and exterior (e.g.: durability, colors, fire ratings, esthetics, etc.).
7. Provide overall project design coordination, including, but not limited to, construction administration and construction management.
8. Analyze environmental impacts (e.g.: sound attenuation, quality of living, impact on natural surroundings, pedestrian and automobile circulations, etc.).
9. Perform barrier free design in compliance with the Americans with Disabilities Act.

RESIDENTIAL DESIGNERS

The role of the residential designer is identical to that of an architect, restricted to single-family dwelling units or multifamily dwelling structures that do not exceed two stories in height and are composed of not more than four units in each structure.

REGISTERED INTERIOR DESIGNERS

The role of the registered interior designer is to evaluate interior space utilization needs, prepare conceptual drawings and construction documents for interior spaces (provided such drawings include only non-load bearing partitions) and specify regulated finishes, furniture, fixtures and equipment. Registered interior designers:

1. Render services to enhance the quality and function of an interior area of a structure designed for human habitation or occupancy.
2. Analyze needs and safety requirements, formulate preliminary designs, develop presentations of final designs and prepare contract documents (including specifications for partitions, materials, finishes, furniture, fixtures and equipment) for alteration or construction of an interior area of a structure.
3. Collaborate in the completion of alterations or construction of an interior area with professional engineers or architects.
4. Prepare and administer bids or contracts as the agent of a client.
5. Review and evaluate problems relating to the design for alteration or construction during or upon completion of alteration or construction for interior areas.
6. Perform barrier free design in compliance with the Americans with Disabilities Act.

ENGINEERS

Engineers must be concerned with the planning and analysis of a wide variety of project functions. Engineers:

1. Perform structural systems design (e.g.: framing systems, foundations systems, lateral design, etc.).
2. Perform electrical systems design (e.g.: power distribution servicing, sizing and design, standby power system, audio/visual communication system, facility security/fire alarm system, smoke detection, indoor/outdoor illumination system, etc.).

3. Perform plumbing and mechanical systems design (e.g.: drain, waste and venting, water distribution systems, HVAC, smoke removal, boilers, process equipment, energy analysis, control systems, fire protection systems, etc.).
4. Design fire protection systems and perform analysis (e.g.: water supply, building systems, building exit analysis, suppression, detection and alarms, municipal protection, fire protection management, hazard and risk analysis, etc.).
5. Perform soil analysis (e.g.: soils reports, foundation systems recommendations, soil stabilization, geotechnical investigations, etc.).
6. Perform civil works improvements (e.g.: site evaluation, layout and development, curbs, gutters, sidewalks, storm drainage, streets, grading plans, utilities, access layouts, traffic and parking plans, etc.).
7. Perform construction administration services (e.g.: cost estimates, value engineering studies, contract administration, etc.).
8. Prepare studies and reports such as Environmental Impact Analysis.
9. Perform barrier free design in compliance with the Americans with Disabilities Act.

PROFESSIONAL LAND SURVEYORS

Land surveyors must be concerned with providing property line and horizontal control, topographic data and construction layout of projects. Land surveyors:

1. Perform boundary surveys and prepare subdivision plats, parcel maps and boundary line adjustment maps.
2. Perform topographic surveys of existing ground, structures, drainage ways, etc., used as a basis for engineering design.
3. Perform alignment surveys and prepare right of way maps, such as those for road and drainage facility projects.
4. Establish layout of locations, lines and grades for construction of roadways, utilities, buildings and any of the fixed works embraced within the practice of engineering.
5. Perform final monumentation of streets and property lines.

6. Perform geodetic surveys.
7. Prepare grading and drainage plans for residential subdivisions containing four lots or less (parcel maps).
8. Provide legal descriptions of property boundaries, easements, rights of way, grants, etc.

LANDSCAPE ARCHITECTS

Landscape architects must be concerned with all aspects of site design when planning and developing a project site. Landscape architects:

1. Perform site planning and design (e.g.: pedestrian and automobile circulation, site access, zoning setbacks, parking lot layout, requirements for zoning and landscaping, building placement on a project site, site analysis and evaluation, site layout for the placement of curbs, gutters, sidewalks, streets; prepare site plans, grading plans, landscape plans, irrigation plans, etc.).
2. Review and develop criteria for project esthetics and visual analysis of project sites.
3. Prepare environmental impact analysis and reports (e.g.: EIR, EIS and EIA).
4. Perform soil sampling and analysis (e.g.: soil fertility, soil composition, pH levels, etc.) and provide recommendations for soil amendments.
5. Design civil improvements (e.g.: site evaluation, site layout and development, water detention facilities, sidewalks, curb and gutter, grading plans, parking lot layout, site access, etc.).
6. Prepare erosion control, native revegetation and wetland mitigation plans.
7. Prepare construction documents that are incidental and necessary to the project's dominant purpose (e.g.: lighting plans, landscape and irrigation plans, retaining walls, grading plans, outdoor fountains, site amenities and outdoor structures such as trellises, gazebos and decks).
8. Perform evaluation for landscape construction work (e.g.: cost estimates, value engineering, contract administration, site inspections, etc.).

9. Perform project coordination work (e.g.: coordination of project consultants, preparation of contract documents, bidding, award, etc.).
10. Evaluate environmental impacts and open space areas (e.g.: quality of living and integration of streets and buildings into project site, etc.).
11. Perform barrier free site design in compliance with the Americans with Disabilities Act.
12. Perform construction administration when the landscape architect is the lead design professional and uses other registrants as consultants to the overall benefit of the project.

CONTRACTORS

Contractors are concerned with the building or improving of structures, roads, utilities and other works. Virtually every aspect of commercial, residential and public works construction is regulated at the state level in Nevada. Owners performing work on their own residences for themselves, or contracting with licensed subcontractors or general building contractors, may be exempt from the license requirements under certain limited conditions.

Contractor License Classifications

The three primary categories of licenses issued by the Nevada State Contractors Board are general engineering, general building and specialty contracting.

A **general engineering contractor** is a contractor whose principal contracting business is in connection with fixed works requiring specialized knowledge and skill.

A **general building contractor** is a contractor whose principal contracting business is in connection with a building or structure. A general building contractor shall not perform specialty contracting in plumbing, electrical, refrigeration and air conditioning or fire protection without a specialty license.

A **specialty contractor** is a contractor whose principal contracting business is the performance of construction work requiring special skill and the use of specialized building trades or crafts.

Contractor Responsibilities

1. Obtains building permits for the work within the classification for which the license is issued, in accordance with any applicable building code or other law, ordinance, rule or regulation adopted by the local jurisdiction or state.
2. Is responsible for the proper supervision and inspection of the work performed pursuant to the scope of the permit(s) as required by the building official or governmental agencies.
3. Is responsible for payment, in a timely manner, to subcontractors and material suppliers.
4. Constructs the work within project plans, specifications, building codes and recognized industry standards, and is responsible for the quality of the work.
5. Directs all job-site safety programs, methods of construction and the orderly coordination of subcontractors and suppliers.
6. May provide his own drawings for his own construction activities, within the classification for which the license is issued, in accordance with any applicable building code or other law, ordinance, rule or regulation adopted by the local jurisdiction or state.
7. May perform or supervise those parts of a project within the classification for which the license is issued.
8. Is licensed to perform in general engineering contracting, general building contracting or specialty contracting within the classification, for which the license is issued, within specified single job dollar limits.
9. A prime contractor is a licensee who has a contractual relationship directly with the owner of the property. He is responsible for his construction operations, including the work performed by his subcontractors and supplies or materials furnished by material suppliers. The work must be performed by appropriately licensed subcontractors within specified single job dollar limits. A subcontract is when the contractor does not have a direct, contractual relationship with the owner of the property.

BUILDING OFFICIALS

A building official, which includes staff of the State Public Works Board and the State Fire Marshal's Office, is authorized and directed to enforce provisions of adopted codes and ordinances by regulating and controlling the design, construction, use, location and maintenance of all buildings, structures and other improvements within his jurisdiction. The state and each city and county adopt various technical construction codes and ordinances to safeguard life, health, property and public welfare. In this role, the building official provides a balance between the necessities of the owner-designer-builder team, as creators of buildings, and the protection of the public, as users of the buildings. A building official:

1. Renders interpretations of the codes and adopts and enforces procedures and supplemental regulations, in order to clarify the application of code provisions.
2. Provides a general review of proposed projects at a conceptual stage and makes recommendations to assist in design development that complies with the current codes and regulations.
3. Reviews plans, specifications, calculations and other related documents for compliance with the provisions of technical codes and relevant laws, ordinances, rules and regulations. Also determines the type and extent of information required to determine compliance.
4. Reviews alternate materials, methods of construction or modifications for approval which comply with the intent of the technical building codes. Maintains an objective perspective to ensure the designs and building meet the intent of codes, while providing safe facilities for the users or occupants of the structures. A building official cannot grant a "variance" to any of the adopted codes or waive any code requirement. However, an alternative that is equivalent to the fire-protection requirements, structural integrity and other provisions of the code may be considered for approval.
5. Ensures those documents which are not exempt from being prepared by a registered professional have the appropriate Nevada seal, signature and date affixed thereto. Submittals under the owner/builder or contractor exemption shall be attested to accordingly on the drawings or in the permit application.
6. In the role of protecting the public, advises the appropriate state board of suspected improper or illegal conduct of a registered or licensed professional, or of a non-registrant or unlicensed professional

performing professional services. The building official also reports apparent professional incompetence manifested by excessive errors in submitted documents, and is required to notify the appropriate state board of incomplete plan submittals or plans which have been rejected by the building department or public body at least three times (per NRS Chapters 278, 338, 341 and 477).

7. Issues permits for construction based upon approval of construction documents and/or other data. The issuance of a permit shall not prevent the building official from requiring the correction of errors in the construction documents and/or other data. The building official is also authorized to prevent occupancy or use of a structure where building code violations exist.
8. Performs inspections of all construction or work for which a permit is required. For the work to proceed, each portion of such work shall remain accessible and exposed for inspection purposes until approved by the building official.
9. Requires special inspections for certain structural elements of a project, in addition to standard construction inspections, and for work which is deemed to involve unusual hazards or conditions.
10. Issues notices of violation which require correction of work being done contrary to the provisions of the codes, or being done without a valid permit. If the circumstances warrant, the building official may order work to be stopped by written notice.
11. Issues Certificates of Occupancy for buildings or structures which have been inspected and found to have no violations of the codes or other laws that are enforced by the public authority. This includes new or remodeled buildings or structures, additions and existing buildings that have changed occupancy classification.
12. Orders discontinuance of the use of any building or structure that is being used contrary to the provisions of the codes, or which is structurally unsafe or otherwise dangerous to human life. May initiate abatement proceedings to cause unsafe structures to be repaired, rehabilitated, demolished or otherwise removed.

NEVADA STATE FIRE MARSHAL

The Nevada State Fire Marshal Division provides non-structural fire and life safety plan review and inspection for a variety of projects throughout the state, including state-owned and occupied buildings, hospitals and other health care facilities and public and private schools and colleges. The fire marshal may also serve as building official in counties having a population of less than 100,000. Additional duties would be similar to those noted for building officials elsewhere in this book.

The fire marshal issues permits for hazardous materials stored at fixed sites in accordance with NRS 459 and 477. The fire marshal oversees testing and licensing for standpipe, fire sprinkler, fire alarm and extinguishing system contractors.

The State Fire Marshal's Office has created a number of interlocal agreements with local agencies. These agreements detail plan review and inspection responsibilities. Before beginning design work, contact the State Fire Marshal's Office, or other public authority, to see if your project is covered by an interlocal agreement.

For projects on state property, shop drawings for fire sprinklers and alarms shall be submitted to this office and approved prior to construction.

The fire marshal provides training and assistance to local fire departments and building departments, including arson and hazardous materials response. The fire marshal also provides interpretations of adopted codes and regulations for local and state agencies.

NEVADA STATE PUBLIC WORKS BOARD

The manager of the State Public Works Board acts as the building official for all state building projects located on state-owned land, per NRS 341, and must approve all plans for public school buildings, per NRS 393.

The Legislature has mandated that the State Public Works Board must supervise all construction of public buildings on state property. The Board of Regents of the University and Community College System of Nevada and all other departments, boards or commissions must also use these services.

A plans examination and building permit from the State Public Works Board is required for all new construction, additions, remodels, tenant improvements and the change of use and/or occupancy of any state-owned building or facility.

STAMPING AND SIGNING OF PLANS

Documents submitted to building officials for review are required to be stamped or sealed, pursuant to the legal requirements for that design professional, in order to certify that the registrant or licensee has satisfied his responsibility. It is the design professional's responsibility to prepare complete construction documents that comply with all applicable laws governing the construction of the intended improvement. Architects, registered interior designers, residential designers, engineers, landscape architects and contractors are responsible for limiting their design services to their specific area of registration or licensure.

Interim documents submitted to building officials must delineate the limited purpose for which they are submitted. Interim documents are all surveying maps and records, and all engineering plans, specifications, reports or other documents, which are not for the specific purpose of obtaining permits for construction, or issued as a formal or final document to clients, public authorities or third parties. An interim document must be clearly marked in substantially the following manner to show the intended purpose of the document:

- a. "For review only"
- b. "Not for construction" or
- c. "Preliminary"

Architects, registered interior designers and residential designers are prohibited by law from stamping any work that has not been prepared under their responsible control. Landscape architects are prohibited by law from signing or sealing instruments of service which were not prepared under their direct supervision. It is unlawful for a professional engineer to sign or stamp any plans, specifications or reports that were not prepared by him or for which he did not have responsible charge of the work.

Any plan, drawing, specification or other document prepared by a registered interior designer must contain a statement that the plan, study, drawing, specification or other document was prepared by a registered interior designer registered pursuant to the provisions of NRS 623.

All surveying maps and records, and all engineering plans, specifications, reports or other documents that are submitted to obtain permits, are released for construction, or are issued as a formal or final document to clients, public authorities or third parties must bear:

- a. The signature of the licensee
- b. The stamp or seal of the licensee
- c. The date of signing
- d. The expiration date of the license of the licensee

The following policy is presented as the minimum acceptable standard for the sealing, signing and submittal of plans and other technical documents.

1. Plans:

- a. For architects, registered interior designers and residential designers, each sheet of every set of plans submitted to a public authority must contain a wet stamp or seal and a wet or original date and signature of the registrant who provided the responsible control under which the work indicated on the sheet was performed.
- b. For engineers, land surveyors and landscape architects, the front sheet of each separate element or professional discipline (e.g.: landscape architectural, structural, mechanical, electrical, etc.) of every set of plans submitted must contain an original impression seal or wet stamp, with an original signature across the face of the seal or stamp. The expiration date of the license of the licensee and the date signed must appear below the seal or stamp.

2. Specifications: When required and submitted, each document must contain an original impression seal or wet stamp, the date signed and an original signature across the face of the seal or stamp. For engineers, land surveyors and landscape architects, the expiration date of the license of the licensee must appear below the seal or stamp.

3. Calculations: Only the front page of each set of calculations submitted must contain an original impression seal or wet stamp, the date signed and an original signature across the face of the stamp or seal. For engineers, land surveyors and landscape architects, the expiration date of the license of the licensee and the date signed must appear below the seal or stamp.

4. Soils and other required reports or analyses: An original impression seal or wet stamp, with an original signature, and date signed must be placed on the front page or within the body of the report. For engineers, land surveyors and landscape architects, the expiration date of the license of the licensee must appear below the seal or stamp.
5. Professional documents that contain the product of more than one professional: Each design professional must seal, sign and date the document, and add a notation clearly specifying what his seal denotes. For engineers, land surveyors and landscape architects, the expiration date of the license of the licensee must appear below the seal or stamp.
6. Technical reports: Technical reports shall be sealed and signed by a registrant or licensee.
7. Drawings or plans provided by a properly licensed contractor for his own construction activities: In a prominent location on the front sheet of each set of plans, the contractor's name, license number, license classification, license limit and name of person who prepared drawings or plans must be listed. The original signature of the responsible contractor shall accompany this information. In the case of electrical, plumbing, refrigeration and air conditioning or fire protection work, the signature must be of the Master or Qualified Employee.
8. For plans prepared by an owner/builder: The name of the owner who prepared the plans must be listed in a prominent location on the front sheet of each set of plans. The original signature of the owner/builder and the form required under NRS 278 and NRS 624 must accompany this information.
9. Electronic media:
 - a. Details, shop drawings, product descriptions and other product information prepared by manufacturers, suppliers or installers of a specific product or system may be integrated into documents prepared and sealed by registered design professionals. Architects may do so provided they are incidental in relationship to the overall scope of the project and do not, in themselves, describe spaces, elements or systems directly effecting public health, safety and welfare. Engineers are not limited to an incidental relationship or by spaces, elements, etc. However, in all cases, the design professional must accept full responsibility for all information contained which becomes a part of the design documents.

- b. Architects, registered interior designers or residential designers may not use computer-generated stamps. Engineers, land surveyors and landscape architects may use computer-generated stamps on final original drawings provided a handwritten signature is placed across the stamp. The expiration date of the license of the licensee and the date signed must be written below the stamp. Computer generated signatures and dates are not permitted. Please refer to "Item 1" of this section for requirements concerning submittal sets. Drawings that are transmitted electronically to a client or regulatory agency should have the computer-generated stamp removed from the original file. It is recommended that a different or contrasting color be used for the stamp and handwritten signature to prevent duplication efforts by unauthorized individuals.

STANDARDS FOR BUILDING PLANS

Each construction project approved by a building official must be represented by complete plans and specifications which clearly show all components necessary to comply with code requirements and/or protect the public health and safety. The “approved” permit set of drawings serves as official evidence that the state, county or city responsible for protecting public safety has reviewed and approved building plans prior to the initiation of construction activities.

Plans and specifications submitted to the building official must be of sufficient nature to clearly show the project in its entirety with emphasis on the following:

- Structural integrity
- Life safety assurance
- Architectural barriers
- Building codes compliance
- Definition of scope of work

Details provided in this section of *The Blue Book* are the minimum recommended standards required before the building official shall begin the plans examination. Not all of the requirements listed below will apply to every project. Additionally, requirements may vary by jurisdiction.

Additions and applicable projects submitted by registered interior designers may not require all of the components listed in this section for plan submittal and review for permit.

DRAWINGS

The minimum required drawings will depend greatly upon the size, nature and complexity of the project. Each sheet shall have a title block with the firm name, address and phone number listed (with a space for the design professional(s) seal(s) or contractor data).

COVER SHEET

The cover sheet shall contain:

1. Project identification, address and location map.
2. Identification of all design professionals, including the principal design professional (that is the professional who is responsible for project coordination). All communications shall be directed through this individual.
3. Design criteria list:
 - a. Occupancy group
 - b. Type construction
 - c. Location of property
 - d. Seismic zone
 - e. Square footage/allowable area
 - f. Fire sprinklers (if required)
 - g. Fire alarm systems (if required)
 - h. Height and number of stories
 - i. Occupant load
 - j. Land use zone
 - k. Code editions used
 - l. Wind loads
 - m. Snow loads

SITE PLAN

The site plan shall:

1. Show proposed new structures, any existing buildings or structures, all property lines with dimensions, all streets, easements and setbacks.
2. Show all water, sewer and electrical points of connection, proposed service routes and existing utilities on the site.
3. Show all required parking, drainage and grading information (with reference to finish floor and adjacent streets).
4. Indicate drainage inflow and outflow locations and specify areas required to be maintained for drainage purposes.
5. Show north arrow.

FOUNDATION PLAN

The foundation plan shall:

1. Show all foundations and footings.
2. Indicate size, locations, thicknesses, materials, strengths and reinforcing.
3. Show all imbedded anchoring such as anchor bolts, hold-downs, post bases, etc.
4. Reference soils report for the proposed structure at that site as required.

FLOOR PLAN

The floor plan shall show:

1. All floors including basements.
2. All rooms, with their use, overall dimensions and locations of all structural elements and openings.
3. All doors and windows and provide door and window schedules, or other required information.
4. All fire assemblies, draft stops and area and occupancy separations.

FRAMING AND ROOFING PLANS

Framing and roofing plans shall show all structural members, their size, methods of attachment, location and materials for floors and roofs.

EXTERIOR ELEVATIONS

Exterior elevations shall show all views, openings, vertical dimensions and heights and identify all materials.

BUILDING AND WALL SECTIONS

Building and wall sections shall show dimension of all heights, materials of construction, non-rated and fire-rated assemblies and fire-rated penetrations.

MECHANICAL SYSTEM

The entire mechanical system must be shown. It shall:

1. Include all units, their sizes, mounting details, all ductwork and duct sizes.
2. Indicate all fire dampers where required.
3. Provide equipment schedules.
4. Include energy conservation calculations per state of Nevada requirements.

PLUMBING SYSTEM

The plumbing system shall show points of connection to utilities, septic tanks, pretreatment sewer systems and water wells, as well as all fixtures, piping, slopes, materials and sizes.

ELECTRICAL SYSTEM

The electrical system shall show points of connection to utilities, as well as all electrical fixtures (interior, exterior and site), wiring sizes and circuiting, grounding, panel schedules, single line diagrams, load calculations and fixture schedules.

LANDSCAPING PLAN

Landscaping plans shall show locations and quantities of all landscape material required for construction of the project (e.g.: plant species, mulch types, boulders, turf and planter areas, earth contouring, detention facilities, fencing, hardscape, edging, etc.).

IRRIGATION PLAN

Irrigation plans shall show:

1. Locations and provide product type of backflow prevention device, pumps and associated components, controllers, cluster control units, control and communication wiring, gate/isolation valves, control valves, quick coupler valves, sleeving, main line, lateral lines, drip lateral lines and irrigation head layout for overhead and drip irrigation zones.

2. The point of connection, pipe sizes, size of valves and g.p.m./g.p.h. for each valve for overhead and drip irrigation zones required for construction of the project.

OTHER SUBMITTALS

Structural Calculations

Structural calculations for the entire structural system of the project must be provided.

Specifications

Either on the drawings or in booklet form, construction components covering materials and methods of construction, wall finishes and all pertinent equipment must be further defined. Schedules may be incorporated in the project manual in lieu of drawings.

Addenda and Changes

It shall be the responsibility of the individual identified on the cover sheet as the principal design professional to notify the building official of any and all changes throughout the project and provide revised plans, calculations or other appropriate documents prior to actual construction.

Revisions

For clarity, all revisions shall be identified with a Delta symbol, date of change and the name or initials of the person making the change. Revisions of the same date shall have the same Delta symbol, letter or number. The revised areas shall be clouded on the drawings and tagged with the corresponding Delta symbol. Otherwise, revisions shall be resubmitted as a new project.

DEFICIENT SUBMITTAL

It is the responsibility of the principal design professional to verify the work is complete, consistent and competent. If the plans do not meet these criteria, the building official may take any of the following actions:

1. Provide a list of deficiencies.
2. Increase the plan check fee for additional plan review time required due to deficiencies.
3. Return plans unchecked.
4. Refer the principal design professional to the appropriate state board for possible disciplinary action.

FREQUENTLY ASKED QUESTIONS

ARCHITECTS

Architect, as used in these questions and answers, is a Nevada registered architect, per NRS 623, unless noted otherwise.

A-1. *Does a set of plans stamped and signed by an architect registered in a state other than Nevada meet the requirements for submittal in Nevada?*

No. Only design professionals currently registered or licensed in Nevada may submit plans to a building department.

A-2. *May an architect overstamp documents prepared and stamped by an out-of-state architect for submittal in Nevada?*

No. A Nevada architect may only stamp design documents prepared by him or under his responsible control.

A-3. *May an owner, contractor or building official make changes to plans prepared by an architect?*

No. Changes or modifications to technical documents prepared by a registered professional may only be made by that professional, or a professional meeting the criteria set forth in question A-4.

A-4. *May a Nevada architect make changes to plans prepared by another Nevada registered or licensed professional?*

Yes, with conditions. A Nevada architect may revise or change plans prepared by another Nevada registrant or licensee under the following conditions:

a. Every reasonable effort must be taken to notify and obtain concurrence from the original design professional with respect to changes to the original plans.

b. The work must be within the scope of his practice.

- c. The architect initiating changes to the plans assumes full responsibility for those changes and their effects upon the remainder of the project.
- d. Changes to the plans must comply with applicable state and local laws.

A-5. *May an architect prepare and stamp documents customarily prepared by a licensed engineer?*

Yes. Provided that the work is performed in a competent manner, an architect registered under the provisions of NRS 623, and who practices as permitted by NRS 623, is exempt from the provisions of NRS 625 (Professional Engineers and Land Surveyors).

A-6. *Do shop drawings have to be stamped by an architect and submitted to the building official for approval?*

No. However, there are some instances where shop drawings could be used as a part of the construction documents, therefore requiring a professional's stamp. For example, a truss or space frame dimensionally shown on the construction document, specified by performance, must be submitted to the building department bearing the stamp of a Nevada registrant.

A-7. *May an architect stamp site grading and drainage plans as part of a submittal for a permit?*

Yes, if acceptable to the authority having jurisdiction, such plans may be prepared or stamped by architects, landscape architects, residential designers or civil engineers. Land surveyors may prepare or stamp site grading and drainage plans as long as they are for residential subdivisions containing four lots or less.

A-8. *May an architect serve as the principal design professional on a multi-disciplined project?*

Yes. Nevada architects, registered interior designers, landscape architects, residential designers and engineers may serve as the principal design professional as long as they are providing services in conformance with their practice as defined in NRS. This role is described in the "Principal Design Professional" section of this manual.

A-9. *May an architect stamp landscaping plans and irrigation plans in the state of Nevada?*

Yes. Landscape architects, architects, residential designers and civil engineers may stamp landscaping and irrigation plans in Nevada.

A-10. *May an architect stamp and sign documents prepared by his consultants?*

Yes, provided that the documents are prepared under his responsible control.

A-11. *May a drafting firm or other unregistered person prepare plans to be submitted for a building permit?*

No.

A-12. *Is it legal for the owner or tenant of a commercial building, or his representative, to perform the services of an architect for work on that building without being registered under NRS 623?*

No.

A-13. *Is an architect, who is employed by a licensed general contractor, required to stamp plans he has prepared for his employer when the plans are being submitted to the building department under the contractors' exemption?*

No.

A-14. *Is an architect, who contracts with a licensed general contractor, required to stamp plans he has prepared when the plans are being submitted to the building department under the contractors' exemption?*

Yes.

A-15. *Is an architect, who is hired directly by the owner to design a single-family residence, required to stamp the plans if the owner is pulling the permit?*

Yes.

A-16. *Must each sheet of an architect's set of plans have an original wet seal and signature?*

Yes.

A-17. *Are architects required to seal bid documents?*

No. Per NRS 623.185, only plans, specifications, reports and other documents issued by a registrant for official use must be signed, sealed and dated. Bid documents are not considered to be for official use.

A-18. *Is it acceptable for original plans to be in microfiche or electronic format?*

Yes.

FREQUENTLY ASKED QUESTIONS

ENGINEERS AND LAND SURVEYORS

Engineer or land surveyor, as used in these questions and answers, is a Nevada licensed engineer or land surveyor, per NRS 625, unless otherwise noted.

E-1. *Does a set of plans stamped and signed by an engineer licensed in a state other than Nevada meet the requirements for submittal in Nevada?*

No. Only design professionals currently registered or licensed in Nevada may submit plans to a building department.

E-2. *May an owner, contractor or building official make changes to plans prepared by an engineer?*

No. Changes or modifications to technical documents prepared by a registered professional may only be made by that professional or a professional meeting the criteria set forth in question E-3.

E-3. *May a Nevada engineer make changes to plans prepared by another Nevada registered or licensed professional?*

As a general rule, an engineer may not modify original plans without first obtaining the written consent of the engineer who prepared the original plans. However, if consent cannot be obtained and the modification (1) does not adversely effect the integrity of the original plans and (2) can be clearly shown to be the work of the modifying engineer and not the work of the engineer who did the original plans, then the plans may be modified if:

- a. The engineer requesting to make the revisions to the original plan documents is employed by the firm responsible for the preparation of the original plan documents.
- b. Every reasonable effort has been made to notify the original design engineer in writing of the nature and extent of the proposed revisions to the plan documents.

- c. Every reasonable attempt has been made to obtain the original design engineer's consent to the proposed revision.
- d. The work is within the scope of the modifying engineer's practice.
- e. The modifying engineer assumes full responsibility for the revisions and their effects upon the remainder of the project.
- f. The revisions to the plans must comply with applicable state and local laws.
- g. The modified plans must include a written statement adjacent to the signature stamp of the modifying engineer clearly identifying the portion of the plans that were modified and that the modifying engineer has accepted responsibility for the modification.

E-4. *May a civil or structural engineer prepare and stamp documents customarily prepared by an architect?*

Yes. As long as the work is performed in a competent manner, a professional engineer licensed under the provisions of NRS 625, who designs buildings as permitted by NRS 625, is exempt from the provisions of NRS 623 (Architects, Registered Interior Designers and Residential Designers).

E-5. *May a mechanical or electrical engineer prepare and stamp documents customarily prepared by an architect or engineer licensed in a discipline other than their own?*

No.

E-6. *May a civil engineer structurally design a building more than three stories in height?*

No. Only engineers licensed as structural engineers may structurally design a building more than three stories in height, or more than 45 feet in height from the bottom of the lowest footing, or a sign or radio tower over 100 feet.

E-7. *May an engineer's calculations be used as plans for construction work?*

- a. Yes, but only when the document provides a clear description of work acceptable to the building official for the work intended.
- b. No, when the document presents only engineering analysis and does not provide a satisfactory description of the work for construction purposes.
- c. No, when amended submittals conflict with the original approved description of work.

E-8. *Do shop drawings have to be stamped by an engineer and submitted to the building official for approval?*

No. However, there are some instances where shop drawings could be used as a part of the construction documents, therefore requiring a professional's stamp. For example, a truss or space frame dimensionally shown on the construction document, specified by performance, must be submitted to the building department bearing the stamp of a Nevada registered engineer.

E-9. *May a licensed land surveyor prepare and submit plot plans?*

Yes, with conditions. Land surveyors may only prepare plot plans which provide topographical and related measurement data. Plans which include design features for construction must comply with the standards of a registered professional.

E-10. *May a civil engineer or land surveyor prepare and stamp site grading and drainage plans as part of a submittal for a permit?*

Yes, if acceptable to the authority having jurisdiction, such plans may be prepared or stamped by architects, landscape architects, residential designers or civil engineers. Land surveyors may prepare or stamp site grading and drainage plans as long as they are for residential subdivisions containing four lots or less.

E-11. *May an engineer serve as the principal design professional on a multi-disciplined project?*

Yes. Nevada architects, registered interior designers, landscape architects, residential designers and engineers may serve as the principal design professional, as long as they are providing services in conformance with their practice as defined in NRS. This role is described in the "Principal Design Professional" section of this manual.

E-12. *May a civil engineer stamp landscaping plans and irrigation plans in the state of Nevada?*

Yes. Landscape architects, architects, residential designers and civil engineers may stamp landscaping plans and irrigation plans in Nevada.

E-13. *May a drafting firm or other unregistered person prepare plans to be submitted for a building permit?*

No.

E-14. *Is it legal for the owner or tenant of a commercial building, or his representative, to perform the services of an engineer, for work on that building without being licensed under NRS 625?*

No.

FREQUENTLY ASKED QUESTIONS

CONTRACTORS

Contractor, as used in these questions and answers, is a Nevada licensed contractor, per NRS 624, unless noted otherwise.

C-1. *May a contractor make changes to plans prepared by an architect, registered interior designer, engineer, residential designer or landscape architect?*

No.

C-2. *May a contractor prepare and submit his own plans to a building department without engaging a design professional?*

A contractor may prepare and submit plans within his license classification to a building department for his own construction activities when all of the following conditions are met:

- a. The project is of a generally small and simple nature and designed within the prescriptive standards of the applicable codes;
- b. The plans cover only that area for which he is licensed (e.g.: plumbers may not prepare electrical plans, etc.);
- c. The plans are prepared only for that project upon which he is the sole legal contractor for the area of work for which the plans are intended;
- d. The plans demonstrate a level of technical competence expected from a registered design professional; and
- e. The plans are signed by the licensee.

C-3. *May a contractor or owner/builder submit mail order plans or plans prepared by others and comply with Nevada law?*

No.

C-4. *May a contractor prepare and submit both landscape and irrigation plans to a building department for a permit?*

No, unless the contractor is properly licensed and provides the construction documents for his own construction activities within the scope of his license classification.

C-5. *If a contractor's license is suspended for lack of qualifier, lack of bond or by board action, may he finish a job that is in progress or a contract that was signed previous to the suspension?*

Yes, with limitations. A contractor whose license is suspended may finish any work in progress. He cannot submit a bid or proposal, sign a new contract or enter into a contractual agreement during the suspension.

C-6. *May any general building contractor or owner hire unlicensed individuals to perform construction work?*

No. All contractors, including subcontractors, must be properly licensed contractors in the state of Nevada at the time the work is bid and when it is performed.

C-7. *May a general building contractor perform all parts of a project?*

No. A general building contractor shall not perform specialty contracting in plumbing, electrical, refrigeration and air conditioning or fire protection without a license for the specialty.

C-8. *If a contractor wants to bid a multi-phase project that exceeds his license limit, may he bid each phase individually?*

No. A contractor may only bid each phase individually if the owner/lender is requesting bids for the phases as separate contracts. A contractor is prohibited from bidding or contracting in excess of the monetary license limit established by the State Contractors Board.

C-9. *If a homeowner obtains a building permit under the owner/builder exemption, can he then hire a contractor to perform the construction activity?*

Yes, if the contractor is properly licensed in Nevada to perform the work. This exemption only applies to the construction or remodeling of a single-family residential structure occupied, or to be occupied, by the homeowner.

C-10. *May a contractor prepare plans and then have the owner obtain the building permit under the owner/builder exemption?*

No. The contractor must apply for the permit, thereby attesting that he is properly licensed and responsible for the plans and construction activity. Per NRS 623.330(1)(d), a contractor can only prepare plans for his own construction activities.

C-11. *If a licensed contractor prepares plans under the NRS 623.330(1)(d) and 623A.070(1)(c) exemptions, can he then sell those plans to another client for whom he is not the contractor?*

No, the contractor may only prepare plans, with certain limitations, for his own construction activities that he is properly licensed to perform.

C-12. *May a drafting firm or other unregistered person prepare plans to be submitted for a building permit?*

No.

C-13. *Is it legal for the owner or tenant of a commercial building, or his representative, to perform the services of a contractor for work on that building without being licensed under NRS 624?*

No.

C-14. *Does a “Spec Building” require a contractor’s license?*

Yes.

C-15. *Is a contractor allowed to perform any work if his license is in an inactive status?*

No, the contractor shall not engage in any work or activities, bid to contract or contract if his license is inactive. The licensee must first return his license to active status.

C-16. *Are local jurisdictions required to verify a contractor’s license prior to issuance of a permit?*

Yes. Any city or county which requires issuance of a permit shall require a written, signed statement from a licensed contractor that he is properly licensed, the number of the license and that it is in full force and effect.

C-17. *Is there a similar requirement for unlicensed individuals who want to pull a permit?*

If the individual pulling the permit is exempt from licensure under the Contractors License Law, then he must personally provide a written and signed affidavit to the Nevada State Contractors Board requesting the exemption under Chapter 624.031 of the NRS.

C-18. *Are contractors required to include their license number in advertisements?*

Yes. Any time a licensed contractor advertises his services, whether on paper, on the Internet or over the airwaves, a license number must appear. This includes, but is not limited to, letterhead, business cards, directory listings, contracts, bids, proposals, applications for permits, other documents and any form of advertising.

C-19. *Are contractors or subcontractors who work for an owner/builder on a repair, restoration, improvement or construction of residential pools and/or spas required to pull permits under their own license number?*

Yes. When engaging in the repair, restoration, improvement or construction of residential pools and spas, contractors and subcontractors must apply for, and obtain, all applicable permits for the project under their license number (per NRS 624 and NRS 597).

C-20. *May an unlicensed consultant or advisor assist a homeowner in the building of his pool?*

No. A person shall not, directly or indirectly, perform or offer to perform, for a fee, any act as a consultant, advisor, assistant or aide to the builder or owner, unless the person holds a contractors license.

C-21. *May a contractor use money received for one specific construction project for another construction project?*

No. It is a criminal offense for a contractor to wrongfully divert money for a use other than that for which it was received.

FREQUENTLY ASKED QUESTIONS

LANDSCAPE ARCHITECTS

Landscape architect, as used in these questions and answers, is a Nevada registered landscape architect, per NRS 623A, unless noted otherwise.

LA-1. *Does a set of plans stamped and signed by a landscape architect registered in a state other than Nevada meet the requirements for submittal in Nevada?*

No. Only design professionals currently registered or licensed in Nevada may submit plans to a building department.

LA-2. *May a landscape architect overstamp documents prepared and stamped by an out-of-state architect or landscape architect for submittal in Nevada?*

No. A Nevada landscape architect may only stamp design documents prepared by him or under his direct supervision.

LA-3. *May an owner, contractor or building official make changes to plans prepared by a landscape architect?*

No. Changes or modifications to technical documents prepared by a registered professional may only be made by that professional or a professional meeting the criteria set forth in question LA-4.

LA-4. *May a Nevada landscape architect make changes to plans prepared by another Nevada registered or licensed professional?*

Yes, with conditions. A Nevada landscape architect may revise or change plans prepared by another Nevada registrant or licensee under the following conditions:

- a. Every reasonable effort must be taken to notify and obtain concurrence from the original design professional with respect to changes to the original plans.
- b. The work must be within the scope of his practice.

- c. The landscape architect initiating changes to the plans assumes full responsibility for those changes and their effects upon the remainder of the project.
- d. Changes to the plans must comply with applicable state and local laws.

LA-5. *May individuals calling themselves landscape architect interns or landscape designers prepare and sell landscape and irrigation plans?*

No. It is illegal to prepare and sell landscape documents if one is not registered or licensed to practice landscape architecture, architecture or engineering in Nevada.

LA-6. *May a landscape architect prepare and stamp site grading and drainage plans as part of a submittal for a permit?*

Yes, such plans may be prepared or stamped by architects, landscape architects, residential designers or civil engineers. Land surveyors may prepare or stamp site grading and drainage plans as long as they are for residential subdivisions containing four lots or less.

LA-7. *May a Nevada landscape architect perform planning services?*

Yes, a landscape architect may prepare site design and master plan documents, along with zoning applications, special use permit applications and other land use approval documents.

LA-8. *May a landscape architect prepare and stamp site plans that incorporate a variety of site amenities and features?*

Yes, a landscape architect may prepare and stamp plans or details that include: garden pools, outdoor fountains, waterfalls, retaining walls, decorative walls, raised planters, fences, handicapped ramps, outdoor stairs/steps, play structures, pedestrian bridges, decks, gazebos, picnic shelters, trellises, patio covers and other similar non-dwelling structures that are incidental and necessary to a project's dominant purpose.

LA-9. *May a landscape architect serve as the principal design professional on a multi-disciplined project?*

Yes. Nevada architects, registered interior designers, landscape architects, residential designers and engineers may serve as the principal design professional, as long as they are providing services in conformance with their practice as defined in NRS. This role is described in the “Principal Design Professional” section of this manual.

LA-10. *May a landscape architect design 12-volt (low voltage) outdoor lighting systems and small-scale outdoor 120-volt electrical systems?*

Yes. A landscape architect may prepare and stamp outdoor electrical lighting system plans, as long as the plans are incidental and necessary to a project’s dominant purpose.

LA-11. *May a landscape architect plan for and develop a conceptual site plan which locates the buildings on a project site?*

Yes. A landscape architect can plan for and establish the relationship between the site and its structures for an overall site and landscape theme.

LA-12. *Who can stamp landscaping plans and irrigation plans in the state of Nevada?*

Landscape architects, architects, residential designers and civil engineers may stamp landscaping plans and irrigation plans in Nevada.

LA-13. *Is it legal for the owner or tenant of a commercial building, or his representative, to perform the services of a landscape architect for work on that building without the benefit of registration under NRS 623A?*

No.

LA-14. *May a landscape architect prepare and stamp erosion control/native revegetation plans and wetland mitigation plans?*

Yes.

FREQUENTLY ASKED QUESTIONS

REGISTERED INTERIOR DESIGNERS

Registered interior designer, as used in these questions and answers, is a Nevada registered interior designer, per NRS 623, unless noted otherwise.

ID-1. *May an unregistered or unlicensed individual (interior designer, space planner, kitchen equipment designer, etc.) prepare plans for a building permit?*

No. Unregistered or unlicensed individuals are prohibited by law from engaging in professional practice, unless specifically exempt by law.

ID-2. *When can an unregistered individual provide design services for the selection of interior furnishings, fixtures and equipment?*

A non-registrant can provide design services when the furnishings, fixtures and equipment selected are not regulated by any building codes or other law, ordinance, rule or regulation governing the alteration or construction of a building.

ID-3. *Does a set of plans stamped and signed by an interior designer registered in a state other than Nevada meet the requirements for submittal in Nevada?*

No. Only design professionals currently registered or licensed in Nevada may submit plans to a building department.

ID-4. *May a Nevada registered interior designer overstamp documents prepared and stamped by an out-of-state interior designer for submittal in Nevada?*

No. A Nevada registered interior designer may only stamp design documents prepared by him or under his responsible control.

ID-5. *May an owner, contractor or building official make changes to plans prepared by a registered interior designer?*

No. Changes or modifications to technical documents prepared by a registered professional may only be made by that professional or a professional meeting the criteria set forth in question ID-6.

ID-6. *May a Nevada registered interior designer make changes to plans prepared by another Nevada registrant?*

Yes, with conditions. A Nevada registered interior designer may revise or change plans prepared by another Nevada registered interior designer under the following conditions:

- a. Every reasonable effort must be taken to notify and obtain concurrence from the original design professional with respect to changes to the original plans.
- b. The work must be within the scope of his practice.
- c. The registered interior designer initiating changes to the plans assumes full responsibility for those changes and their effects upon the remainder of the project.
- d. Changes to the plans must comply with applicable state and local laws.

ID-7. *May a registered interior designer serve as the principal design professional on a multi-disciplined project?*

Yes. Nevada architects, registered interior designers, landscape architects, residential designers and engineers may serve as the principal design professional, as long as they are providing services in conformance with their practice as defined in NRS. This role is described in the "Principal Design Professional" section of this manual.

ID-8. *If a registered interior designer and an architect are both employed on a project, must the architect have control of the entire project?*

No. The provisions of NRS 623 allow for a registered interior designer to contract directly with a client as long as the contemplated work does not require the services of more than two additional professional disciplines (structural, mechanical, electrical, architectural, etc.).

ID-9. *When a registered interior designer contracts with an owner to perform interior design services and other professional disciplines are involved in the design of the work, with whom do these additional disciplines contract?*

NRS 623 allows a registered interior designer to collaborate with not more than two additional professional disciplines. The registered interior designer may contract directly with these professions or disciplines and contract directly with the owner.

ID-10. *May a registered interior designer undertake a project that requires more than two additional professional disciplines?*

No. An architect who is qualified to offer all design services to the public must be hired by the owner to provide and coordinate all disciplines other than interior design.

ID-11. *Is it legal for the owner or tenant of a commercial building, or his representative, to perform the services of a registered interior designer for work on that building without the benefit of registration under NRS 623?*

No.

ID-12. *Is a registered interior designer, who is employed by a licensed general contractor, required to stamp plans he has prepared for his employer when the plans are being submitted to the building department under the contractors' exemption?*

No.

ID-13. *Is a registered interior designer, who contracts with a licensed general contractor, required to stamp plans he has prepared when the plans are being submitted to the building department under the contractors' exemption?*

Yes.

ID-14. *Must each sheet of a registered interior designer's set of plans have an original wet seal and signature?*

Yes.

ID-15. *Are registered interior designers required to seal bid documents?*

No. Per NRS 623.185, only plans, specifications, reports and other documents issued by a registrant for official use must be signed, sealed and dated. Bid documents are not considered to be for official use.

ID-16. *Is it acceptable for original plans to be in a microfiche or electronic format?*

Yes.

ID-17. *Are licensed contractors included in the collaboration limit placed on registered interior designers?*

No. Registered interior designers are limited to collaborating with two other design disciplines on a project. These disciplines include architecture, electrical engineering, mechanical engineering and structural engineering. Licensed contractors are not included in the limitation.

FREQUENTLY ASKED QUESTIONS

RESIDENTIAL DESIGNERS

Residential designer, as used in these questions and answers, is a Nevada registered residential designer, per NRS 623, unless noted otherwise.

RD-1. *May a residential designer overstamp documents prepared and stamped by an out-of-state architect, interior designer or landscape architect for submittal in Nevada?*

No. A residential designer may only stamp design documents prepared by him or under his responsible control.

RD-2. *May an owner, contractor or building official make changes to plans prepared by a residential designer?*

No. Changes or modifications to technical documents prepared by a registered professional may only be made by that professional or a professional meeting the criteria set forth in question RD-3.

RD-3. *May a residential designer make changes to plans prepared by another Nevada registered or licensed professional?*

Yes, with conditions. A residential designer may revise or change plans prepared by another Nevada registrant or licensee under the following conditions:

- a. Every reasonable effort must be taken to notify and obtain concurrence from the original design professional with respect to changes to the original plans.
- b. The work must be within the scope of his practice.
- c. The residential designer initiating changes to the plans assumes full responsibility for those changes and their effects upon the remainder of the project.
- d. Changes to the plans must comply with applicable state and local laws.

RD-4. *May a residential designer prepare and stamp site grading and drainage plans as part of a submittal for a permit?*

Yes, if acceptable to the authority having jurisdiction, such plans may be prepared or stamped by architects, landscape architects, residential designers or civil engineers. Land surveyors may prepare or stamp site grading and drainage plans as long as they are for residential subdivisions containing four lots or less.

RD-5. *May a residential designer serve as the principal design professional on a multi-disciplined project?*

Yes. Nevada architects, registered interior designers, landscape architects, residential designers and engineers may serve as the principal design professional, as long as they are providing services in conformance with their practice as defined in NRS. This role is described in the "Principal Design Professional" section of this manual.

RD-6. *May a residential designer stamp landscaping plans and irrigation plans in the state of Nevada?*

Yes. Landscape architects, architects, residential designers and civil engineers may stamp landscaping plans and irrigation plans in Nevada.

RD-7. *May a drafting firm or other unregistered person prepare plans to be submitted for a building permit?*

No.

RD-8. *May a residential designer prepare and stamp documents customarily prepared by a licensed engineer?*

Yes. As long as the work is performed in a competent manner, a residential designer registered under the provisions of NRS 623, and who practices as permitted by NRS 623, is exempt from the provisions of NRS 625 (Professional Engineers and Land Surveyors).

RD-9. *May a residential designer design a single-family residence that is more than two stories in height?*

Yes.

RD-10. *May a residential designer perform work on a residence that is being converted into solely a commercial property?*

No.

RD-12. *Is a residential designer, who is employed by a licensed general contractor, required to stamp plans he has prepared for his employer when the plans are being submitted to the building department under the contractors' exemption?*

No.

RD-13. *Is a residential designer, who contracts with a licensed general contractor, required to stamp plans he/she has prepared when the plans are being submitted to the building department under the contractors' exemption?*

Yes.

RD-14. *Is a residential designer, who is hired directly by the owner to design a set of plans for a single-family residence, required to stamp the plans if the owner is pulling the permit?*

Yes.

RD-15. *Must each sheet of a residential designer's set of plans have an original wet seal and signature?*

Yes.

RD-16. *Are residential designers required to seal bid documents?*

No. Per NRS 623.185, only plans, specifications, reports and other documents issued by a registrant for official use must be signed, sealed and dated. Bid documents are not considered to be for official use.

RD-17. *Is it acceptable for original plans to be in microfiche or electronic format?*

Yes.

FREQUENTLY ASKED QUESTIONS

MISCELLANEOUS

Architect, registered interior designer or residential designer, as used in these questions and answers, is a Nevada registrant, per NRS 623, unless noted otherwise. Engineer or land surveyor, as used in these questions and answers, is a Nevada licensee, per NRS 625, unless otherwise noted. Contractor, as used in these questions and answers, is a Nevada licensed contractor, per NRS 624, unless noted otherwise. Landscape architect, as used in these questions and answers, is a Nevada registered landscape architect, per NRS 623A, unless noted otherwise.

M-1. *May an owner, contractor or building official make changes to plans prepared by an architect, registered interior designer, engineer, residential designer or landscape architect?*

No. Changes or modifications to technical documents prepared by a registered or licensed professional may only be made by that professional or a professional meeting the criteria set forth in questions A-4, E-3, LA-4, ID-6 or RD-3.

M-2. *Do shop drawings have to be stamped by the principal design professional and submitted to the building official for approval?*

No. However, there are some instances where shop drawings could be used as a part of the construction documents, therefore requiring a professional's stamp. For example, a truss or space frame dimensionally shown on the construction document, specified by performance, must be submitted to the building department bearing the stamp of a Nevada licensee.

M-3. *What component or supplemental designs are required to be stamped or sealed by a design professional when submitted to the building official for approval?*

Components or supplemental designs such as prefabricated metal building drawings, roof truss systems (complete systems) drawings, post tension or prestress designs, alternates to the original submittal, component or system substitutions which substantially change the scope of work or code application and precast concrete building components must be submitted to the building official for approval.

M-4. *May a land surveyor prepare and submit plot plans?*

Yes, with conditions. Land surveyors may only prepare plot plans which provide topographical and related measurement data. Plans which include design features for construction must comply with the standards of a registered professional.

M-5. *Who can prepare or stamp site grading and drainage plans as part of a submittal for a permit?*

If acceptable by the authority having jurisdiction, such plans may be prepared or stamped by architects, landscape architects, residential designers or civil engineers. Land surveyors may prepare or stamp site grading and drainage plans as long as they are for residential subdivisions containing four lots or less.

M-6. *May an unregistered or unlicensed individual (interior designer, space planner, kitchen equipment designer, etc.) prepare plans for a building permit?*

No. Unregistered or unlicensed individuals are prohibited by law from engaging in professional practice, unless specifically exempt by law.

M-7. *May a drafting firm or other unregistered person prepare plans to be submitted for a building permit?*

No.

M-8. *When can an unregistered individual provide design services for the selection of interior furnishings, fixtures and equipment?*

A non-registrant can provide design services when the furnishings, fixtures and equipment selected are not regulated by any building code or other law, ordinance rule or regulation governing the alteration or construction of a structure.

M-9. *May individuals calling themselves landscape architect interns or landscape designers prepare and sell landscape and irrigation plans?*

No. It is illegal to prepare and sell landscape documents if one is not registered or licensed to practice landscape architecture, architecture or engineering in Nevada.

M-10. *May any general building contractor or owner hire unlicensed individuals to perform construction work?*

No, all contractors, including subcontractors, must be properly licensed contractors in the state of Nevada at the time the work is bid and when it is performed.

M-11. *Are local jurisdictions required to verify a contractor's license prior to issuance of a permit?*

Yes. Any city or county which requires issuance of a permit shall require a written, signed statement from a licensed contractor that he is properly licensed, the number of the license and that it is in full force and effect.

M-12. *Is it legal for the owner or tenant of a commercial building, or his representative, to perform the services of an architect, registered interior designer, engineer, landscape architect or contractor for work on that building without being licensed under NRS 623, 623A, 624 or 625?*

No.

M-13. *Who is considered an "owner/builder?"*

An owner of property who prepares his own plans, drawings or specifications for a building for his own private residential use and who is building or improving a residential structure on the property for his own occupancy and not intended for sale or lease may apply for an exemption from the provisions of NRS 623 and NRS 624.

M-14. *If a homeowner obtains a building permit under the owner/builder exemption, can he then hire a contractor to perform the construction activity?*

Yes, if the contractor is properly licensed in Nevada to perform work. This exemption only applies to the construction or remodeling of a single-family residential structure occupied, or to be occupied, by the homeowner.

M-15. *May a contractor prepare plans and then have the owner obtain the building permit under the owner/builder exemption?*

No. The contractor must apply for the permit, thereby attesting that he is properly licensed and responsible for the plans and construction activity. Per NRS 623.330.1(d), a contractor can only prepare plans for his own construction activities.

M-16. *May an owner/builder prepare plans under the NRS 623.330(1)(e) and 623A.070(1)(a) exemptions for a duplex residential occupancy structure?*

No, he may only prepare plans for a single-family dwelling which he himself plans to own and occupy for at least one year. A duplex clearly implies that at least one unit will be a rental or sales property.

M-17. *May a contractor or owner/builder submit mail order plans or plans prepared by others and comply with Nevada law?*

No.

M-18. *May an owner/builder hire a drafting firm to draw plans for his home?*

No. Architects, residential designers and some professional engineers may design and draw plans for homes. Licensed general contractors may also design and draw plans for homes if they will be building the home as well. An owner/builder who does not wish to hire a properly registered or licensed individual must draw the plans for his home himself.

M-19. *Other than the building, zoning and public works departments, do any other agencies need to review plans before a building permit or approval to proceed can be issued?*

It varies on the type of project and the requirements of the jurisdiction where the project is located. Check with the approving authority. As an example, the State Fire Marshal's Office and State Health Department must review health care facilities. The local health district may review plans for any food service facility or public swimming pool, and may need to approve demolition permits due to dust pollution, asbestos abatement, fuel tanks, etc. Fire protection elements and alarm systems may be reviewed separately by the Fire Department. Sanitation, sewage and water supply are other factors that may require review or separate permits.

M-20. *Where do I obtain a building permit for construction activities on state property?*

Construction work is governed and permitted upon review and approval of the plans by the State Public Works Board. A building permit from the State Public Works Board is required. Payment of plan review, inspection and permit fees are required. For specifics, contact the State Public Works Board.

M-21. *Do local building authorities have jurisdiction on state lands?*

No. The State Public Works Board is the building authority.

M-22. *Does the State Public Works Board inspect school construction?*

No. The State Public Works Board only has plan review authority under NRS 393.

M-23. *Who reviews and inspects construction activities of privately owned buildings and facilities on state land?*

The State Public Works Board is the building authority.

M-24. *What is the definition of a “design-build” contract?*

Design-build contract means a contract between an owner or public body and a design-build team in which the design-build team agrees to design and construct a project.

The Legislature enacted laws to permit public bodies to contract with a design-build team or specialty contractor for the design and construction of a public work or other project.

M-25. *When is a design-build contract used for a public works project?*

The use of the design-build approach for public works is regulated pursuant to NRS 338. In general, design-build may be used only in situations where its use will render significant cost or time savings, or if the project is highly specialized and technical in nature. In addition, certain construction cost thresholds for differing types of work are set forth in the statute. Due to the variety of the specific conditions contained in the law, it is advised that the language be reviewed in its entirety prior to initiating any public project utilizing the design-build method of delivery.

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